

TOWN CENTER

The basic need in the physical plan for the center of Sterling is related to movement and storage of the automobile. In this respect, Sterling is no different from other New England towns. All local and through traffic must traverse the town center. Construction of a by-pass for through traffic and provision for off-street parking are major central area projects in the years ahead.

TRAFFIC IMPROVEMENT

In view of this need, a limited access by-pass for Route 12 has been designed to carry through traffic to the east of the main shopping area. Much of the location of this highway is former railroad Right of Way. Northbound traffic in the by-pass will have access to the center by way of an off ramp to Waushacum Avenue to Main Street. Southbound traffic will enter the center by way of the present location of Route 12 at its intersection with Route 62, (see Master Plan for the center).

OFF-STREET PARKING

Provision of public off-street parking in the town center is a primary need in Sterling if traffic flow and pedestrian safety is to be enhanced. A review of the land use pattern shows that there is adequate land to provide for such parking at the rear of properties fronting on Main Street between Waushacum Avenue and Maple Avenue. This is site planned to tie in with Waushacum Avenue as the major access to the center when a through traffic by-pass is constructed. Planned for 150 spaces maximum, the site will require an area of approximately 45,000 square feet of land. Design of the facility will allow a two stage construction program in reaching the desired number of parking spaces in the lot, (see parking lot plan).

Stage one will provide for 102 spaces. Of this number approximately 11 spaces, adjacent to the Town Hall, can be assigned directly to town employees.

Stage two will provide for a net gain of approximately 50 parking spaces by adding an area of 23,000 square feet, between the lot in stage one, developed as a double row of parking spaces parallel to Main Street, and Pine Street. Entrance to the parking lot would then be possible from Pine Street or Waushacum and Maple Avenues.

RECREATION

A playground facility expanded to 5 acres at the Buttrick School is also recommended. The enlarged playground is planned to serve school needs and also to serve as a neighborhood playground for children living in or near the town center. If the recommended facilities are provided, the recreation

commission will have the added responsibility of providing trained leadership for summer season activities.

Recommended facilities are:

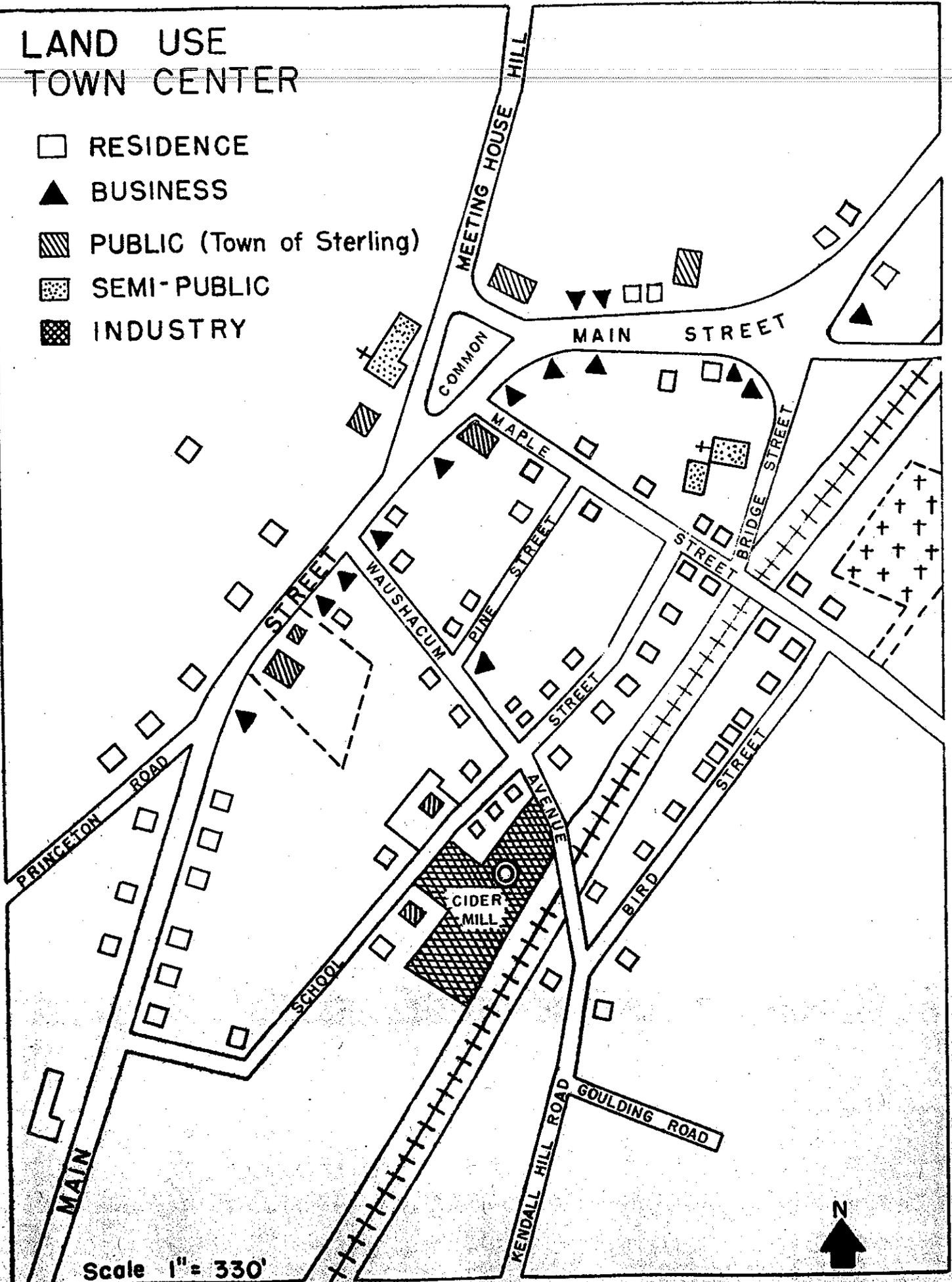
- a. Tot lot play area - sand boxes, swings, slides and a shaded playground with benches.
- b. elementary grades - hard surface area for court games, apparatus area for older children, open space for informal play.
- c. special facilities - softball diamond, access to toilet facilities in Buttrick School, also handicrafts room in Buttrick School available for several weeks during the summer months.

TOWN HALL

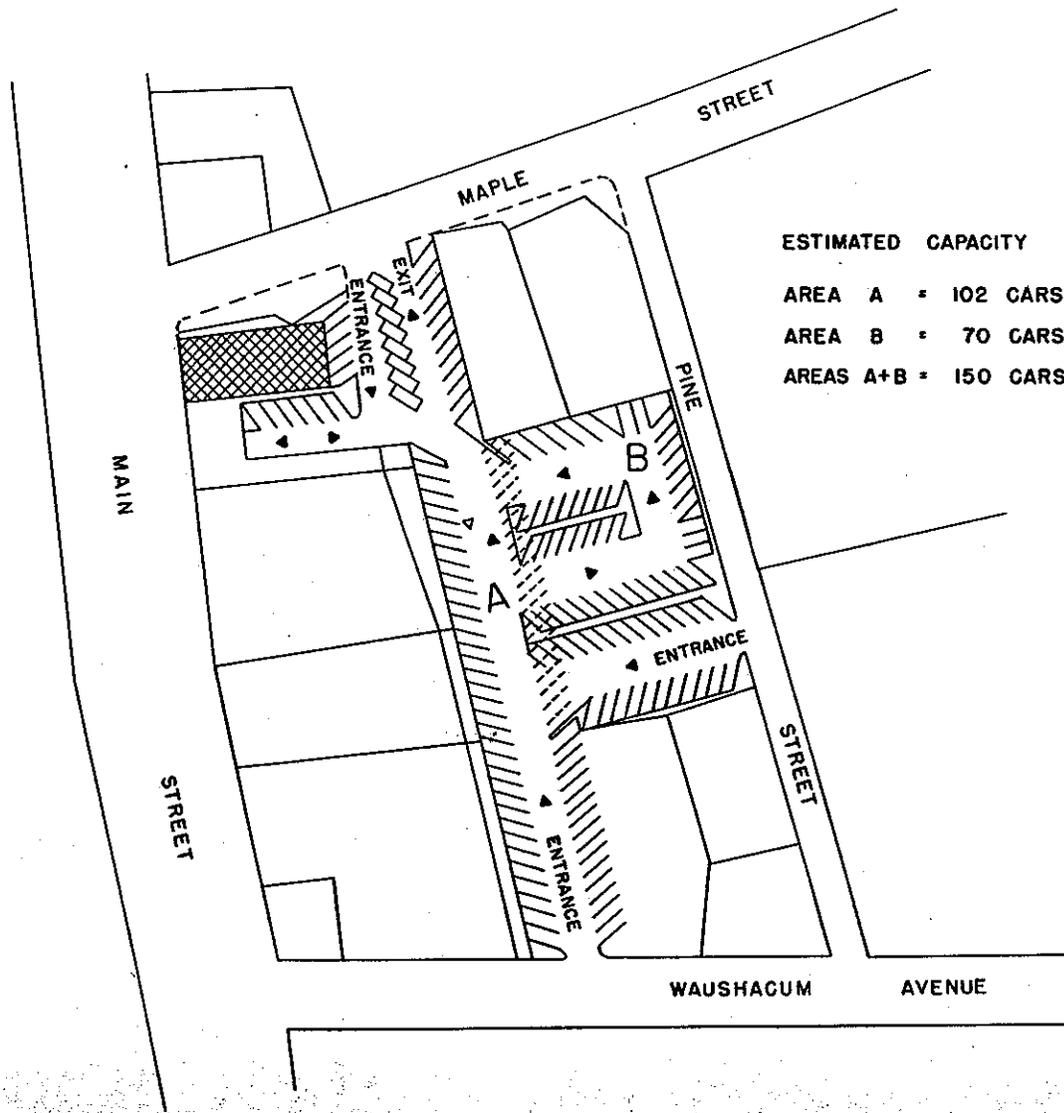
The Town Hall in Sterling serves primarily as a cafeteria for the children of Buttrick School. The second floor meeting hall is used for public gatherings. When new cafeteria and lunchroom facilities at Buttrick School are constructed, the space used in the Town Hall will be available for other municipal services. It is the recommendation of this report that at such time as the space becomes available for municipal use, the building be remodelled and redecorated. At such time, it will be possible to partition the first floor of the Town Hall into separate offices for town officials, boards and commissions. The resulting consolidation of town government offices will increase efficiency, provide greater public service, and decrease operating expenses by the elimination of at least one wood frame building having several town offices. Such a consolidation will also provide for expansion on the town library capacity and enable the library board to establish separate departments for adults, children and research.

LAND USE TOWN CENTER

- RESIDENCE
- ▲ BUSINESS
- ▨ PUBLIC (Town of Sterling)
- ▤ SEMI-PUBLIC
- ▩ INDUSTRY



OFF STREET PARKING PARKING LOT PLAN



ESTIMATED CAPACITY

AREA A = 102 CARS

AREA B = 70 CARS

AREAS A+B = 150 CARS

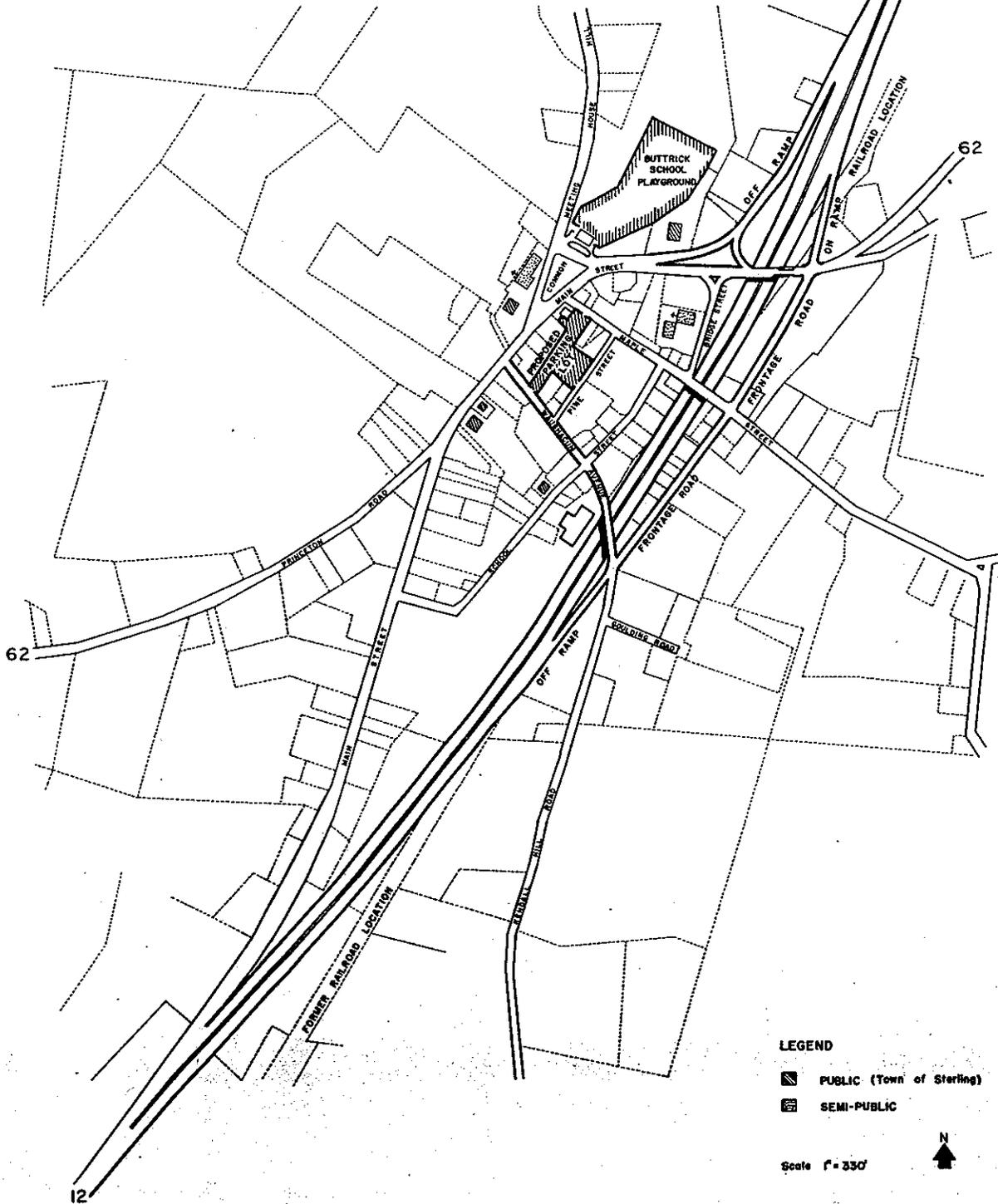
Scale 1" = 60'



PLATE VII

PREPARED BY
ROBERT A. GORDON - CITY PLANNER

MASTER PLAN TOWN CENTER



LEGEND

-  PUBLIC (Town of Sterling)
-  SEMI-PUBLIC

Scale 1" = 330'

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